



EXHIBIT A

LEGAL DESCRIPTION

T.C.  
DISTANCE OF 295.58 FEET TO A POINT ON THE QUARTER SECTION LINE; THENCE LEAVING SAID RIGHT OF WAY LINE SOUTH 89 DEGREES 53 MINUTES 05 SECONDS WEST ALONG SAID QUARTER SECTION LINE 111.785 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A RIGHT OF WAY FOR A DIRT ROAD BEING APPROXIMATELY 15 TO 20 FEET IN WIDTH RUNNING PARALLEL TO AND NORTH OF THE PRESENT LITTLE COTTONWOOD CANYON HIGHWAY.

ALSO SUBJECT TO A 1 ROD RIGHT OF WAY, THE EAST AND NORTH LINES OF WHICH ARE DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH LINE OF THE LITTLE COTTONWOOD ROAD 175 FEET, MORE OR LESS, NORTH OF THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 12, AND RUNNING THENCE NORTH 475 FEET; THENCE NORTH 87 DEGREES WEST 240 FEET, MORE OR LESS.

ALSO SUBJECT TO A 1 ROD RIGHT OF WAY THE WEST AND NORTH SIDES OF WHICH ARE DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED TRACT AND RUNNING THENCE NORTH 3 DEGREES EAST 490.05 FEET; THENCE SOUTH 87 DEGREES EAST 432.8 FEET; THENCE NORTH 3 DEGREES EAST 230.0 FEET; THENCE SOUTH 87 DEGREES EAST 96.5 FEET.

LESS AND EXCEPTING:

A ONE ROD RIGHT OF WAY, THE EAST AND NORTH LINES OF WHICH ARE DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH LINE OF THE LITTLE COTTONWOOD ROAD 175 FEET, MORE OR LESS, NORTH OF THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 475 FEET; THENCE NORTH 87 DEGREES WEST 240 FEET, MORE OR LESS. ALSO, A ONE ROD RIGHT OF WAY, THE NORTH SIDE OF WHICH IS DESCRIBED AS FOLLOWS: COMMENCING AT A POINT THAT IS THE FOLLOWING TWO COURSES FROM THE WEST QUARTER CORNER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SOUTH 3 DEGREES WEST 490.05 FEET AND SOUTH 89 DEGREES 53 MINUTES 05 SECONDS WEST 1734.15 FEET; THENCE SOUTH 87 DEGREES EAST 449.3 FEET TO ITS TERMINATION.

NOTE: SAID LEGAL DESCRIPTION APPEARS TO BE IN ERROR.

LESS AND EXCEPTING:

BEGINNING AT THE CENTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 111.92 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE LITTLE COTTONWOOD HIGHWAY; CONTINUING THENCE ALONG THE SOUTH RIGHT OF WAY LINE SOUTHWESTERLY ALONG THE ARC OF A 785.50 FOOT RADIUS CURVE TO THE LEFT, 272.90 FEET; THENCE SOUTH 70 DEGREES 46 MINUTES WEST 201.85 FEET; THENCE EAST 458.57 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING ANY PORTIONS OF SUBJECT PROPERTY LYING WITHIN THE BOUNDS OF THAT CERTAIN STREET KNOWN AS LITTLE COTTONWOOD ROAD.

ONE-ONE HUNDREDTHS (1/100) OF THE SOUTH DESPAIN DITCH PRIMARY RIGHT FROM THE SOUTH DESPAIN DITCH IN THE MOUTH OF LITTLE COTTONWOOD CANYON ORDER NO. 120162

5483535  
22 APRIL 93 04:34 AM  
KATIE L. DIXON  
RECORDER, SALT LAKE COUNTY, UTAH  
ASSOCIATED TITLE  
REC BY: SHARON WEST DEPUTY

BK6752PG0573

BK6645PG0091

E X H I B I T    A

LEGAL DESCRIPTION

The land referred to is situated in Salt Lake, and is described as follows:

COMMENCING AT A POINT 105.1 RODS EAST OF THE WEST QUARTER CORNER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 3 DEGREES EAST 490.05 FEET; THENCE SOUTH 87 DEGREES EAST 432.8 FEET; THENCE NORTH 3 DEGREES EAST 230 FEET; THENCE SOUTH 87 DEGREES EAST 96.5 FEET; THENCE NORTH 3 DEGREES EAST 190 FEET, MORE OR LESS, TO THE CENTER LINE OF LITTLE COTTONWOOD CREEK; THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF SAID CREEK 148 FEET AND SOUTH 3 DEGREES WEST 230 FEET, MORE OR LESS, TO A POINT NORTH 3 DEGREES EAST 574.05 FEET AND SOUTH 87 DEGREES EAST 630.8 FEET FROM THE COMMENCING POINT; THENCE SOUTH 87 DEGREES EAST 240 FEET, MORE OR LESS, TO THE CENTER LINE OF SECTION 12; THENCE SOUTH 650 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 12; THENCE WEST 54.9 RODS MORE OR LESS TO THE PLACE OF BEGINNING.

ALSO SUBJECT TO A 1 ROD RIGHT OF WAY, THE EAST AND NORTH LINES OF WHICH ARE DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH LINE OF THE LITTLE COTTONWOOD ROAD 175 FEET, MORE OR LESS, NORTH OF THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 12, AND RUNNING THENCE NORTH 475 FEET; THENCE NORTH 87 DEGREES WEST 240 FEET, MORE OR LESS.

ALSO SUBJECT TO A 1 ROD RIGHT OF WAY THE WEST AND NORTH SIDES OF WHICH ARE DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED TRACT AND RUNNING THENCE NORTH 3 DEGREES EAST 490.05 FEET; THENCE SOUTH 87 DEGREES EAST 432.8 FEET; THENCE NORTH 3 DEGREES EAST 230.0 FEET; THENCE SOUTH 87 DEGREES EAST 96.5 FEET.

LESS AND EXCEPTING:

BEGINNING AT A POINT THAT IS NORTH 89 DEGREES 53 MINUTES 05 SECONDS EAST ALONG THE QUARTER SECTION LINE (BEARING SUBJECT TO CHANGE UPON FIELD LOCATION OF THE CENTER OF SECTION) 1734.15 FEET FROM THE WEST QUARTER CORNER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, (SAID QUARTER CORNER BEING SOUTH 0 DEGREES 37 MINUTES 45 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION FROM THE NORTHWEST CORNER, BEING THE BASIS OF BEARING FOR THIS DESCRIPTION); THENCE NORTH 3 DEGREES EAST 490.05 FEET; THENCE SOUTH 87 DEGREES EAST 432.80 FEET; THENCE NORTH 76 DEGREES 19 MINUTES 44 SECONDS EAST 292.807 FEET; THENCE SOUTH 87 DEGREES EAST 139.594 FEET TO THE QUARTER SECTION LINE; THENCE SOUTH 1 DEGREES 25 MINUTES 24 SECONDS EAST ALONG SAID QUARTER SECTION LINE 333.820 FEET TO THE APPARENT NORTHERLY RIGHT OF WAY LINE OF SOUTH LITTLE COTTONWOOD CREEK ROAD, (THE NORTHERLY RIGHT OF WAY LINE BEING 33.0 FEET FROM THE APPARENT CENTER LINE OF SAID ROAD) SAID POINT BEING ON THE ARC OF A 993.00 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS SOUTH 1 DEGREES 25 MINUTES 24 SECONDS EAST; THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE AND SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 17 DEGREES 34 MINUTES 36 SECONDS; A DISTANCE OF 304.623 FEET THENCE SOUTH 71 DEGREES WEST 205.00 FEET TO A POINT OF TANGENCY WITH A 1900.00 FOOT RADIUS CURVE; THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 8 DEGREES 54 MINUTES 48 SECONDS, A

ORDER NO. 120162

DK6752PG0574

E X H I B I T    A

LEGAL    DESCRIPTION

DISTANCE OF 295.58 FEET TO A POINT ON THE QUARTER SECTION LINE; THENCE LEAVING SAID RIGHT OF WAY LINE SOUTH 89 DEGREES 53 MINUTES 05 SECONDS WEST ALONG SAID QUARTER SECTION LINE 111.785 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A RIGHT OF WAY FOR A DIRT ROAD BEING APPROXIMATELY 15 TO 20 FEET IN WIDTH RUNNING PARALLEL TO AND NORTH OF THE PRESENT LITTLE COTTONWOOD CANYON HIGHWAY.

ALSO SUBJECT TO A 1 ROD RIGHT OF WAY, THE EAST AND NORTH LINES OF WHICH ARE DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH LINE OF THE LITTLE COTTONWOOD ROAD 175 FEET, MORE OR LESS, NORTH OF THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 12, AND RUNNING THENCE NORTH 475 FEET; THENCE NORTH 87 DEGREES WEST 240 FEET, MORE OR LESS.

ALSO SUBJECT TO A 1 ROD RIGHT OF WAY THE WEST AND NORTH SIDES OF WHICH ARE DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED TRACT AND RUNNING THENCE NORTH 3 DEGREES EAST 490.05 FEET; THENCE SOUTH 87 DEGREES EAST 432.8 FEET; THENCE NORTH 3 DEGREES EAST 230.0 FEET; THENCE SOUTH 87 DEGREES EAST 96.5 FEET.

LESS AND EXCEPTING:

A ONE ROD RIGHT OF WAY, THE EAST AND NORTH LINES OF WHICH ARE DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH LINE OF THE LITTLE COTTONWOOD ROAD 175 FEET, MORE OR LESS, NORTH OF THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 475 FEET; THENCE NORTH 87 DEGREES WEST 240 FEET, MORE OR LESS. ALSO, A ONE ROD RIGHT OF WAY, THE NORTH SIDE OF WHICH IS DESCRIBED AS FOLLOWS: COMMENCING AT A POINT THAT IS THE FOLLOWING TWO COURSES FROM THE WEST QUARTER CORNER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SOUTH 3 DEGREES WEST 490.05 FEET AND SOUTH 89 DEGREES 53 MINUTES 05 SECONDS WEST 1734.15 FEET; THENCE SOUTH 87 DEGREES EAST 449.3 FEET TO ITS TERMINATION.

NOTE: SAID LEGAL DESCRIPTION APPEARS TO BE IN ERROR.

LESS AND EXCEPTING:

BEGINNING AT THE CENTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 111.92 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE LITTLE COTTONWOOD HIGHWAY; CONTINUING THENCE ALONG THE SOUTH RIGHT OF WAY LINE SOUTHWESTERLY ALONG THE ARC OF A 785.50 FOOT RADIUS CURVE TO THE LEFT, 272.90 FEET; THENCE SOUTH 70 DEGREES 46 MINUTES WEST 201.85 FEET; THENCE EAST 458.57 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING ANY PORTIONS OF SUBJECT PROPERTY LYING WITHIN THE BOUNDS OF THAT CERTAIN STREET KNOWN AS LITTLE COTTONWOOD ROAD.

ORDER NO. 120162

8K6752PG0575

2300

5602322  
13 SEPTEMBER 93 11:30 AM  
KATIE L. DIXON  
RECORDER, SALT LAKE COUNTY, UTAH  
ASSOCIATED TITLE  
REC BY: SHARON WEST , DEPUTY

BK 6752 Pg 0575A